PT OF LOT 11 IN OR 312/156
(EX ESMT IN OR 539/548)
EAST CALLAHAN SUB PBK 1/2 &

PAGE JOHN HENRY/PAGE RONALD
45108 PEYTON LANE
CALLAHAN, FL 32011

2026

28-2N-25-3060-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,152
TOTAL LAND VALUE - MARKET	191,760
TOTAL MARKET VALUE	7,130
SOH/AGL Deduction	742
ASSESSED VALUE	6,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,388
TOTAL JUST VALUE	192,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0156	11/21/1979	MS	U	I	11	100

GRANTOR: PAGE RONALD AS EXECUT

GRANTEE: PAGE RONALD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 KBA

PEYTON LN, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	1985	1985	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.28	AC		1.00	1.00	1.00	530.00	530.00	5,978							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.28	AC		1.00	1.00	1.00	17,000.00	17,000.00	191,760							

REVIEW DATE 07/27/2023 BY DC Total Acres: 11.28 Total Land Value: 5,978 Market: 191,760 Agricultural: 5,978 Common: 0 PRINTED 07/09/2026 BY SYS